



8 July, 2022

Dear Councillors

## **PLANNING COMMITTEE**

You are summonsed to attend a meeting of the Planning Committee on **Thursday 14<sup>th</sup> July, 2022** in Our Lady Star of the Sea Hall, Vermont Drive, East Preston commencing at **7pm**.

Members of the Public are also welcome to join the meeting and will be given an opportunity to make representation to the Committee.

Please observe precautions to prevent the spread of the coronavirus.

*Val Knight*

Clerk of the Council

## **AGENDA**

1. **Apologies for Absence**
2. **Election of Chairman**
3. **Election of Vice-Chairman**
4. **Declarations and Dispensations of Interests** – To receive any declarations under the Council's Code of Conduct and consider any requests for dispensations.
5. **Public Opportunity** - An opportunity for the Public to make representations, ask or answer questions and give evidence to the Committee on relating to items on this agenda.
6. **Minutes** - To approve the Minutes of the Meeting held on 19 May, 2022 (circulated).
7. **Planning Applications:**
  - a) **Consideration** of current applications – None to date.
  - b) **To note** the following comments submitted by the Clerk between meetings in accordance with delegated powers:
    - K/17/22/PL Panorama, Golden Acre** - Conversion of existing 2 No flats into 1 No dwelling, single-storey extension with a sloping roof, new porch on ground floor, conservatory at first floor and roof extension, replacement of existing windows, doors and roof tiles.  
**No objection** providing the condition relating to previous application K/40/20/HH is repeated regarding roof terrace screening and the case officer is satisfied that any new windows included in this application do not affect the privacy of neighbouring properties.
    - K/19/22/HH Flint Barn, Peak Lane** - Conversion of hobby room/gym into a one bedroom self contained annex. The converted space will consist of a sitting room/kitchenette, bedroom and shower room.  
**OBJECTION** for the following reasons (summary):
      - Concerns that the existing block plan as submitted for this application is contrary to the block plan that accompanied planning application K/49/21/HH in December 2021. The double garage

(converted to a hobbies room) is shown on the block plan for this proposal with what appears to be a further attached garage and car port and they have been included on the block plan as existing. Does this attached garage also need planning permission? Are the development restrictions on the amount of outbuildings being met?

- Will adversely affect the amenity of neighbouring properties.
- Will impact on the density of dwellings in this area of countryside
- If approved it should be for ancillary use to the main dwelling and the plot clearly defined.

**K/22/22/PL Land East of Kingston House, Kingston Lane - 3 No stables and a barn.**

**OBJECTION** for the following reasons (summary):

- Valuable agricultural land would be lost. If grazing ceases the land should remain intact for agricultural use. Buildings or extensive concreting impair its use for agriculture. The proposed buildings and an area of hard standing comprising 575 sq.m. are contrary to this.
- It is an infringement of the Gap Between Settlements.
- Visually detrimental to the rural character of the site and beauty of the countryside.
- It is not well-related to an existing bridleway network.
- A B8 CLASS barn is totally unsuitable for this location and out of scale for the site. The materials to be used are out of character. Concerned that CLASS B status allows certain changes of use without planning permission in this sensitive area of countryside.
- The grouping of stables, barn and parking suggests the creation of a stable yard. This is out of keeping with the primary use of the site for grazing and reduces the area available for grazing. It is an over-intensification of the use of the site with proposals to unnecessarily subdivide the land that will affect the distinctive rural character of the site.
- Concerned about the welfare of the horses. The reduction in the area of grazing land means it may not be able to sustain 3 horses. DEFRA recommendation is 1.25 acres per horse and the overall site is only 3.36 acres in total. 3 stables would be excessive for the size of the site. What shelter will be available to the horses from prevailing weather conditions if they are confined to the 3 grazing areas.
- Detrimental to local fauna and flora. No ecological assessment has been submitted.
- How will the area of hardstanding affect drainage? There is no statement on this.
- Plans show a muck heap but there is no statement on how this will be dealt with safely.
- The proposed development is in conflict with Kingston Parish Neighbourhood Plan policies: KPNP 3, KPNP 4, KPNP 6 (A), KPNP 6 (C ii), KPNP 6 (C iii), KPNP 6 (C iv), KPNP 6 (C vi), KPNP 6 (C vii) and KPNP 6 (C ix).

**K/25/22/HH 48 Golden Avenue - Erection of single storey rear extension and front porch.**

**No objection**

c) Other planning matters:

**A/45/22/PL Rustington Golf Centre - Erection of 167 No new homes –** This application has gone to Appeal – this Council has already objected and has no further comments to add.

**A/168/21/PL re Land South of Littlehampton Road and East of Worthing Road - Erection of 76 No. dwellings –** the Appeal hearing began on 4 July, 2022. Angmering Parish Council will speak on behalf of this Council as well as themselves.

**K/12/22/HH** will be considered by the Arun District Planning Committee on 20 July – Cllr Walker to speak on behalf of Council.

**Land East of Kingston Lane –** Henry Adams LLP has written to some local residents about a forthcoming proposal for 54 homes to be built. To consider a suggestion from an East Preston resident that the field could become an Asset of Community Value and also that a path could be claimed due to regular usage by the public. Clerk to report on a telephone conversation with Henry Adams LLP.

**8. Arun District Council:**

a) **Status of Planning Applications -** To note the following:

Approved: K/11/22/PL re Salamanda, 37 Coastal Road

Undecided: K/12/22/HH re Meadow House, Kingston Lane

- b) **Compliance** - To note consultation on a revised planning compliance strategy and Council's response.
9. **Biodiversity, Conservation, Green Issues and Coast Protection** including:
- a) **Ferring Rife** (condition): To consider a verbal report from Cllr Joyce.
- b) **Sea Defences/Drainage**: Further to Minute 18/22 to note a report on a meeting with Sir Peter Bottomley MP on 30 May, 2022 to discuss Council's concerns on works to sea defences. Arising from this to consider the following recommendations on actions to be taken:
- i. To send a letter to the Arun Chief Executive to ask for a meeting with whoever takes over from the Head of Engineering Services who will be retiring shortly. Various matters to be on the agenda including coastal strategy, inspections and planned works.
  - ii. To confirm with the EA how the coastal protection budget is made up and are there any grants/other budgets/other partners involved. Also, to confirm responsibilities for delivering planned works.
  - iii. Conduct research to see whether statements about parts of the groyne not being so important to the sea defences is supported by others. Sources of information for example are the Coastal Management journals and the LGA Coastal Issues Special Interest Group.
10. **Environment Working Group** – Cllr Buckenham to report.

**KINGSTON PARISH COUNCIL**

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